



STATE OF CONNECTICUT • COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET • P. O. BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

[www.ellington-ct.gov](http://www.ellington-ct.gov)

## PERMANENT BUILDING COMMITTEE REGULAR MEETING TUESDAY, NOVEMBER 3, 2009 MINUTES

**Members Present:** P. Welty-Chmn, G. Feldman, J. Gerber, M. Joyse, G. Magnuson, P. Shupe, L. Spielman

**Members Absent:** T. Adams, G. Blanchette, K. Heminway, A. Leo Miller

**Others Present:** H. Pearson and M. Beaulieu-Moser Pilon Nelson; D. Roberson, G. Gillung and D. Wallace-Ad Hoc Pinney House Committee; John and Ross Tine of General Builders

### Call to Order

Chairman Peter Welty called the meeting to order at 7:01 PM.

**Citizens Forum – None**

### Approval of Minutes

**MOVED (FELDMAN) SECONDED (SHUPE) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE SEPTEMBER 1, 2009 MEETING AS WRITTEN.**

**MOVED (FELDMAN) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE OCTOBER 13, 2009 MEETING AS WRITTEN.**

### Pinney House Restoration Project

Peter Welty told the committee that October 24 was the volunteer day and that a lot of work was accomplished. 60 yards of rubbish was taken from the property. The batten board on the entire ELL was removed and some of the inside demolition done. John Curtis was on site for 4 hours and was very valuable in telling the volunteers what could be removed on the interior. The contractor, General Builders are on the site working and one chimney has been taken down.

Hugh Pearson of MPN stated that since the siding has been removed from the ELL addition, it has exposed the locations of doors and windows that were replaced or covered over. The

indicator is the headers and sills that were found. Mr. Curtis submitted a report stating where he believes the windows and doors were located. Moser Pilon Nelson handed out photos showing those windows and the door sketched in. The condition of the masonry behind the batten board needs to be rebuilt and repointed. The gable end of the ELL is the worst.

Gary Magnuson stated that the foundation on the ELL needs to be looked at to see why there was a concrete band put around it. He is assuming that it is a stone foundation. It needs to be explored further to make sure the foundation is sound.

Peter Welti will e-mail the photos to Mr. Curtis to get his feedback on them. Moser Pilon Nelson will turn it into a change order with the appropriate masonry correction.

**MOVED (GERBER) SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO REQUEST A PROPOSAL FOR CHANGE ORDER FOR ADDITIONAL WINDOWS AND MASONRY CORRECTION IN THE ELL ADDITION.**

Mr. Magnuson asked the builder if he could submit unit pricing for this. They were agreeable.

The boiler/furnace alternate has been clarified as discussed last month. The oil fired hot air furnace proposed is a \$2,100 credit to the contract. The radiators will stay in place for now.

**MOVED (MAGNUSON) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO ACCEPT THE CHANGE ORDER DEDUCT IN THE AMOUNT OF \$2,100 FOR THE CHANGE FROM BOILER TO HOT AIR FURNACE.**

Next there was discussion on the windows. Currently the contract calls for replacement of all the windows with a very upscale window. Another option that was discussed is to save the four original windows in the front of the house on the ground level and put storm windows on them. Mrs. Gillung has spoken to John Curtis and they both feel the original windows should be restored. They are afraid that the inside window trim and panels will break if the contractor tries to remove them to put in replacement windows. She feels the Town should preserve as many windows as possible. Deb Wallace suggested not doing anything to the windows and just put on storms until more investigation can be done. Mr. Welti and Mr. Magnuson both expressed their feeling that to restore the old windows to original would be very costly and would involve some asbestos abatement.

The contractors felt that as many windows as possible should be replaced while the funds are available and they are on site. The cheap replacements that are there should be replaced. They will bring a sample of the specified window to the next meeting so that the committee members can see it. The contractor will also check out the inside panel and jam on the windows to see if they can be removed without damaging it. At the December meeting, a decision needs to be made on the windows so that the contractor can proceed.

**MOVED (MAGNUSON) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO REQUEST A CHANGE ORDER PROPOSAL FOR REPLACING ALL THE WINDOWS**

**IN THE HOUSE WITH THE WINDOWS SPECIFIED AND TO PUT STORM WINDOWS ON THE FOUR FRONT LOWER WINDOWS.**

**MOVED (MAGNUSON) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO REQUEST A CHANGE ORDER PROPOSAL FOR THE REPLACEMENT OF ALL WINDOWS IN THE HOUSE WITH THE EXCEPTION OF THE FOUR LOWER FRONT WINDOWS WHICH ARE TO BE RESTORED HISTORICALLY.**

**MOVED (MAGNUSON) SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO REQUEST A CHANGE ORDER PROPOSAL FOR THE REPLACEMENT OF 9 WINDOWS AND PUT STORM WINDOWS ON THE 13 EXISTING ORIGINAL WINDOWS.**

Michele Beaulieu passed out the notes from the pre-construction meeting that took place on October 29, 2009.

**MOVED (MAGNUSON) SECONDED (GERBER) AND PASSED TO AUTHORIZE THE CHAIRMAN TO APPROVE CHARGES UP TO \$5,000 INDEPENDENT OF THE COMMITTEE BETWEEN MEETINGS FOR THE PINNEY HOUSE PROJECT. (WELTI ABSTAINED)**

#### **Invoices**

John Curtis for \$304.50

**MOVED (JOYSE) SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPROVE INVOICE FROM JOHN CURTIS IN THE AMOUNT OF \$304.50 FOR ON SITE SERVICES AND TRAVEL TIME FOR VOLUNTEER DAY.**

TRC Environmental for \$286

**MOVED (SHUPE) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO APPROVE INVOICE FROM TRC ENVIRONMENTAL FOR \$286 FOR SERVICES TO THE END OF SEPTEMBER.**

Alpine Tree Removal for \$2,120

**MOVED (JOYSE) SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT TO ALPINE TREE REMOVAL IN THE AMOUNT OF \$2,120 FOR LANDSCAPE REMOVAL AROUND THE PINNEY HOUSE.**

Timber Ridge for \$729.14

**MOVED (SPIELMAN) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT TO TIMBER RIDGE IN THE AMOUNT OF \$729.14 FOR TWO DUMPSTERS.**

**New Business**

Paul Shupe submitted his letter of resignation and Peter Welti thanked him for his service to the Committee.

**2010 Meeting Schedule**

**MOVED (SPIELMAN) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO ACCEPT THE 2010 MEETING SCHEDULE OF THE PERMANENT BUILDING COMMITTEE AS DRAFTED.**

**Adjournment**

**MOVED (SPIELMAN) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:00 PM.**

Submitted by:

A handwritten signature in cursive script that reads "Lori Smith".

Lori Smith, Recording Clerk